

Village of Wauconda Property Inspection Check List ~ Sale of Property

Property Address: _____ **Sale Case #:** _____ - _____ **-S** _____

DISCLAIMER: The Village of Wauconda does not warrant the condition of any property inspected and disclaims all liability for any claims arising out of the property or condition thereof. The Village recommends an independent Certified Home Inspection before the sale of any residential dwelling.

P	F	Inspection Item	P = Pass	F = Fail	Code	Comment / Location
		► Exterior Property Area The occupant shall keep the exterior property in a clean, safe and sanitary condition			PM 302.1	
		► Exterior Property Structure Good repair, structurally sound and sanitary			PM 304.1	
		Premises Identification Address numbers shall be a minimum of 4" high			PM 304.3	
		Driveways Driveways shall be asphalt, concrete, or concrete pavers, and free of hazardous conditions			PM302.3 Ord 98.46	
		► Interior Structure Maintained in good repair, structurally sound and in a sanitary condition			PM 305.1	
		► Occupancy Privacy and separate from adjoining spaces			PM 404.1	
		Area for Sleeping Purposes Minimum of 70 sf for 1 person, 100 sf for 2, and at least 50 sf for each additional person			PM 404.4.1	
		► Plumbing Facilities and Fixture Requirements Dwelling shall contain tub or shower, lavatory, water closet and kitchen sink in sanitary, safe working condition. Water heater must have a metal discharge pipe.			PM 502.1	
		► Water System Plumbing fixtures with approved hot and cold connections			PM 505.1	
		► Mechanical & Electrical Requirements Mechanical and electrical equipment properly maintained			PM 601.2	
		► Electrical Facilities 3-wire, 120/240 volt single phase, not < 60 amps. No tandem wiring or mini breakers			PM 604.2	
		Electrical Equipment Properly installed and maintained. Electrical panel must be labeled. Meter must be grounded, and water pipe bonded.			PM 605.1	
		Receptacles Habitable spaces require 2 outlets. Bathrooms, kitchen countertops, sinks, garage, unfinished basement, and outdoors require GFCI protection			PM 605.2 NEC 210.8	
		Lighting Fixtures Hall, stairway, kitchen, bathroom, laundry room, and furnace room shall have at least one lighting fixture. Closet lights must have covers			PM 605.3	
		► Fire Safety Requirements Means of Egress safe, continuous & unobstructed path of egress			PM 702.1	
		Locked Doors No locked emergency exits from side of egress			PM 702.3	
		Emergency Escape Openings Openings operational from egress side without keys			PM 702.4	
		► Basement Escape and Rescue Habitable space or sleeping room shall have at least one openable emergency escape			IRC 310.1	
		Window Sill Height 44" or less			310.1	
		Net Clear Opening at least 5.7 square feet			310.1.1	
		Opening Height at least 24"			310.1.2	
		Opening Width at least 20"			310.1.3	
		Fire Protection Systems Smoke Alarms In all bedrooms and every floor			PM 704.2	
		Carbon Monoxide Alarm Detector Within 15 feet of every room used for sleeping purposes			Public Act 094-0741	
		► Other				

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Maximum Occupancy Calculation:

Bedroom #1: Level _____ Size: _____ feet _____ inches X _____ feet _____ inches = _____ SF = Max Occupancy _____

Bedroom #2: Level _____ Size: _____ feet _____ inches X _____ feet _____ inches = _____ SF = Max Occupancy _____

Bedroom #3: Level _____ Size: _____ feet _____ inches X _____ feet _____ inches = _____ SF = Max Occupancy _____

Bedroom #4: Level _____ Size: _____ feet _____ inches X _____ feet _____ inches = _____ SF = Max Occupancy _____

Bedroom #5: Level _____ Size: _____ feet _____ inches X _____ feet _____ inches = _____ SF = Max Occupancy _____

Additional Remarks / Comments:

Maximum Total Occupancy Allowed _____

First Inspection:

☐ Homeowner is compliant ☐ Homeowner is not compliant Inspected by: _____ Date: _____

If **not compliant**, Homeowner needs to correct noted repairs and call Building and Zoning for a re-inspection at (847) 526-9609. Those items marked "F" are violations of Wauconda's adopted Village code and/or property maintenance code. This is your written "Notice of Violation." Failure to correct the above listed violations within the prescribed time can result in a fine of up to \$750.00 per violation, per day. You are hereby notified to remedy the conditions as stated above prior to the sale closing, or a Letter of Intent must be submitted by the buyer who then agrees to make the corrections, or obtain any required building permit, within 90 days from the sale closing date.

Second Inspection (if necessary):

☐ Homeowner is compliant ☐ Homeowner is not compliant Inspected by: _____ Date: _____

Third Inspection (if necessary, additional fee applies):

☐ Homeowner is compliant ☐ Homeowner is not compliant Inspected by: _____ Date: _____

Note: The Inspection fee includes initial inspection and one follow up inspection, if necessary. Additional inspections require a re-inspection fee. Upon correction of all violations, the Building and Zoning Department issues a **Certificate of Compliance**.

For repairs that are required to remedy violations revealed by an inspection, which are not possible to complete before the date of a real estate closing, the Building Commissioner may issue an **"Authorization to Close Pending Repair."** In order to receive an "Authorization to Close Pending Repair," buyer(s) must sign and submit a **"Letter of Intent"** to the Building Commissioner. Upon approval of the Building Commissioner of the Letter of Intent, an "Authorization to Close Pending Repair" may be issued, with the requirement that all repair work necessary to remedy any code violation(s) be completed according to the plan and schedule contained in the "Letter of Intent". Failure to complete the required repairs pursuant to the Letter of Intent shall result in the denial of a Certificate of Compliance for the property, and the Village taking further enforcement action to remedy the violation(s).

Neither this inspection nor any Certificate of Compliance issued by the Village of Wauconda shall be considered a complete list of Code or Municipal Ordinance requirements. The inspection can be substantially limited by access available and stored items or furniture. Some occupancies may require inspections to be completed on individual systems such as heating appliance, roofing, structural or fire prevention systems. If you have any questions about this inspection, please call (847) 526-9609. **DISCLAIMER: The Village of Wauconda does not warrant the condition of any property inspected and disclaims all liability for any claims arising out of the property or condition thereof.**

Appeal from this notification may be made within 30 days from the date of initial inspection. Direct such appeal to the Building Commissioner in writing, at 109 W. Bangs Street, Wauconda, Illinois, 60084.

► Copy of this report ☐ received by ☐ e-mailed to ☐ faxed to: _____ Date: _____